



Z-09-03-002

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: March 9, 2009

GENERAL INFORMATION

APPLICANT	Henry Isaacson for BRC Paschal Street, LLC
HEARING TYPE	Zoning Commission
REQUEST	GO-H (General Office-High Intensity) to CD-PDI (Conditional District-Planned Unit Development Infill)
CONDITIONS	<ol style="list-style-type: none">1. Uses: All multi-family uses allowed in the PDI zoning district.2. This site shall have general compatibility with the immediate adjacent and larger tract(s) to the east and south of the subject property, by incorporating it into its development scheme with the use, vehicular and/or pedestrian connections, parking, architectural features, building materials, landscaping, signage, building orientation and/or site layout design.
LOCATION	2223 Paschal Street (South of High Point Road and east of Paschal Street)
PARCEL ID NUMBER (S)	00-00-0-3530-00-0100-004
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 38 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.40 acres
TOPOGRAPHY	Relatively flat
VEGETATION	A few trees and scattered undergrowth

SITE DATA

Existing Use	Vacant
Adjacent Zoning	Adjacent Land Uses
N CD-LI (Commercial District Light Industrial)	Warehouse being used as a flea market
E GO-H (General Office High Intensity District)	Ashbrook Pointe Apartments

W CD-GB (Commercial District General Total Wine and More Business)
 S GO-H (General Office High Intensity Ashbrook Pointe Apartments District)

Zoning History

Case #	Date	Request Summary
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This property has been zoned GO-H since July 1, 1992. Prior to the implementation of the UDO, it was zoned INST-100

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (GO-H)	Requested (PDI)
Max. Density:	26 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate high intensity office and institutional uses, high density residential uses at a density of 26.0 units per acre or less, and supporting service and retail uses.	Primarily intended to accommodate residential, commercial, office, and neighborhood business uses developed on small tracts of land as infill development within currently built up areas in accordance with a Unified Development Plan.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

Holden Road Visual Corridor Overlay District

Environmental/Soils

Water Supply Watershed	N/A, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	Site drains to the Twin Lakes Basin. If high density development is proposed, then runoff must be contained on-site with a BMP

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements - Single Duplex Unit is Exempt

Location	Required Planting Yard Type and Rate
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North

South

East

West

Tree Preservation Requirements - Single Duplex Unit is Exempt	Requirements
Acreage	

Transportation

Street Classification	Paschal Street – Local Street.
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Site Access	Existing.
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Traffic Counts:	None available.
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Trip Generation:	N/A.
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Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no sidewalk in along this frontage nor is there a project scheduled for Paschal Street.
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Transit in Vicinity	Yes, Route 11, High Point Road/GTCC.
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Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
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Street Connectivity	N/A.
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Other	N/A.
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IMPACT ANALYSIS**Land Use Compatibility**

The proposed **CD-PDI** (Conditional District-Planned Unit Development Infill) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Commercial**. The requested **CD-PDI** (Conditional District-Planned Unit Development Infill) zoning district is consistent with this GFLUM designation because it is readily accessible to the commercial corridor.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The subject property consists of a 0.40 acre parcel and it is the intent of the applicant to develop an additional multi-family unit on it. This will be incorporated into the Ashbrook Point Apartment complex located to the east and south of the subject property. As part of the conditions proposed by the applicant, the new building will have general compatibility with the existing buildings in the apartment complex by incorporating it into its development scheme similar design elements, architecture, parking, building materials, landscaping, signage and building orientation.

The application of the planned unit development requirements to this property will encourage innovative arrangement of buildings and open space to provide an efficient, attractive, flexible, and environmentally sensitive design as well as a development functioning as a cohesive, unified project with the existing multi-family units.

This rezoning request, if approved, will help promote a diverse mix of uses, housing types, and densities in this part of the City which is very close to major commercial centers and the interstate highways.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

Water Resources

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

Housing and Community Development

This proposal appears to be generally compatible with its surroundings and presents an opportunity for desirable infill development of an otherwise poorly situated site. Long term quality of life for residents of the proposed development would be greatly enhanced by provision of secure, accessible bicycle parking facilities, required sidewalk along the Paschal Street frontage, and internal pedestrian ways connecting to and complementary of the existing system of pedestrian facilities on the already developed Ashbrook Point site. Quality of life will also be enhanced by adequate vegetated and/or constructed buffering along the north side of the site to shield the multi-family residential uses from the adjacent commercial uses.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **CD-PDI** (Conditional District-Planned Unit Development Infill) zoning district.

